

085.0

0002

0005.0

Map

Block

Lot

1 of 1
CARD

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

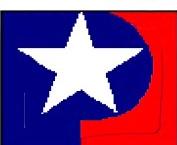
643,400 / 643,400

USE VALUE:

643,400 / 643,400

ASSESSED:

643,400 / 643,400



PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------------|
| 40 | | WESTMORELAND AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|------------------------------|--|
| Owner 1: RADOSLOVICH CHARLES | |
| Owner 2: KOONTZ STEPHANIE | |
| Owner 3: | |

Street 1: 46 WESTMORELAND AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: RODGER DAVID P -

Owner 2: REVELLE CYNTHIA M -

Street 1: 46 WESTMORELAND AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1924, having primarily Vinyl Exterior and 1245 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exempt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | One Family | | 5000 | | Sq. Ft. | Site | | 0 | 70. | 1.14 | 6 | | | | | | | | | 399,000 | | | | | | 399,000 | |

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|----------|-----------|----------------|------------|------------|-------------|-------------------|-----------|
| 101 | 5000.000 | 243,600 | 800 | 399,000 | 643,400 | | 53382 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| | | | | | | | Insp Date |
| | | | | | | | 10/26/18 |

Residential

APPRAISED:

Total Card / Total Parcel

643,400 / 643,400

USE VALUE:

643,400 / 643,400

ASSESSED:

643,400 / 643,400



USER DEFINED

Prior Id # 1: 53382

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Date Time

12/30/21 04:42:02

Last Rev

Date Time

07/18/19 12:33:07

Apro

6909

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT

Parcel ID 085.0-0002-0005.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2022 | 101 | FV | 243,600 | 800 | 5,000. | 399,000 | 643,400 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 236,600 | 800 | 5,000. | 399,000 | 636,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 236,600 | 800 | 5,000. | 399,000 | 636,400 | 636,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 200,900 | 0 | 5,000. | 393,300 | 594,200 | 594,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 200,900 | 0 | 5,000. | 302,100 | 503,000 | 503,000 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 200,900 | 0 | 5,000. | 285,000 | 485,900 | 485,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 200,900 | 0 | 5,000. | 262,200 | 463,100 | 463,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 189,500 | 0 | 5,000. | 245,100 | 434,600 | 434,600 | Year End Roll | 12/11/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| RODGER DAVID P | 45269-96 | | 5/27/2005 | | 442,000 | No | No | | |
| KANE JOSEPH | 31550-203 | | 6/25/2000 | | 292,000 | No | No | | |
| | 26689-598 | | 9/24/1996 | | | 1 | No | A | |

BUILDING PERMITS

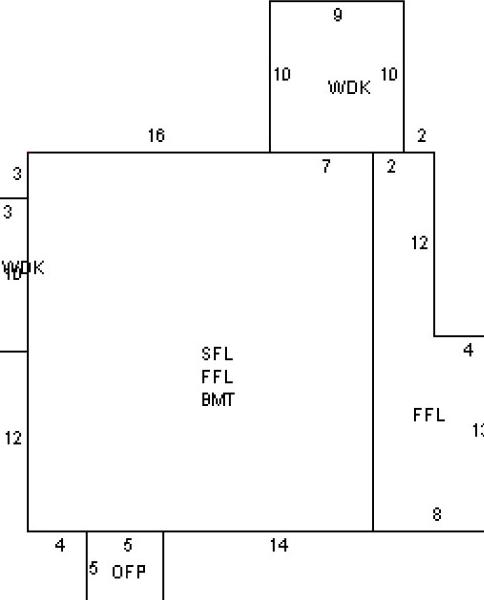
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|--------|----------|--------|-----|------------|----------|------------|--------------------|
| 3/4/2014 | 169 | Add Bath | 8,000 | | | | | |
| 3/14/2012 | 233 | Manual | 2,924 | | | | | air sealing & insu |
| 11/27/2000 | 912 | Re-Roof | 5,000 | C | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|---------|
| 10/26/2018 | Meas/Inspect | HS | Hanne S |
| 6/10/2014 | Info Fm Prmt | PC | PHIL C |
| 3/25/2009 | Meas/Inspect | 372 | PATRIOT |
| 2/9/2000 | Inspected | 276 | PATRIOT |
| 1/19/2000 | Mailer Sent | | |
| 1/19/2000 | Measured | 276 | PATRIOT |
| 12/1/1981 | | MS | |

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

| | | | | | | | | | | | | | | | | | |
|--|-----------------|------------|-----------|--------------------------|-----------------|--------|------------|------------------------|------------|----------|-----|--|------|--------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: 15 - Old Style | | | | Full Bath | Rating: | | | | | | | | | | | | |
| Sty Ht: 2 - 2 Story | | | | A Bath: | Rating: | | | | | | | | | | | | |
| (Liv) Units: 1 | Total: 1 | | | 3/4 Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Foundation: 3 - BrickorStone | | | | A 3QBth: | Rating: | | | | | | | | | | | | |
| Frame: 1 - Wood | | | | 1/2 Bath: 1 | Rating: Average | | | | | | | | | | | | |
| Prime Wall: 4 - Vinyl | | | | A HBth: | Rating: | | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | Rating: | | | | | | | | | | | | |
| Roof Struct: 1 - Gable | | | | | | | | | | | | | | | | | |
| Roof Cover: 1 - Asphalt Shgl | | | | Kits: 1 | Rating: Average | | | | | | | | | | | | |
| Color: PEACH | | | | A Kits: | Rating: | | | | | | | | | | | | |
| View / Desir: | | | | Frl: 1 | Rating: Average | | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | Rating: | | | | | | | | | | | | |
| Grade: C - Average | | | | | | | | | | | | | | | | | |
| Year Blt: 1924 | Eff Yr Blt: | | | | | | | | | | | | | | | | |
| Alt LUC: | | | | | | | | | | | | | | | | | |
| Jurisdic: | | | | | | | | | | | | | | | | | |
| Const Mod: | | | | | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | REMODELING RES BREAKDOWN | | | | | |
| Avg Ht/FL: STD | | | | Phys Cond: AG - Avg-Good | 26. | % | Exterior: | No Unit | RMS | BRS | FL | | | | | | |
| Prim Int Wal 2 - Plaster | | | | Functional: | | % | Interior: | 1 | 6 | 3 | M | | | | | | |
| Sec Int Wall: | | % | | Economic: | | % | Additions: | | | | | | | | | | |
| Partition: T - Typical | | | | Special: | | % | Kitchen: | | | | | | | | | | |
| Prim Floors: 3 - Hardwood | | | | Override: | | % | Baths: | | | | | | | | | | |
| Sec Floors: | | % | | | | | Plumbing: | | | | | | | | | | |
| Bsmnt Flr: 12 - Concrete | | | | | | | Electric: | | | | | | | | | | |
| Subfloor: | | | | | | | Heating: | | | | | | | | | | |
| Bsmnt Gar: | | | | | | | General: | | | | | | | | | | |
| Electric: 3 - Typical | | | | | | | | | | | | | | | | | |
| Insulation: 2 - Typical | | | | | | | | | | | | | | | | | |
| Int vs Ext: S | | | | | | | | | | | | | | | | | |
| Heat Fuel: 2 - Gas | | | | | | | | | | | | | | | | | |
| Heat Type: 3 - Forced H/W | | | | | | | | | | | | | | | | | |
| # Heat Sys: 1 | | | | | | | | | | | | | | | | | |
| % Heated: 100 | % AC: | | | | | | | | | | | | | | | | |
| Solar HW: NO | Central Vac: NO | | | | | | | | | | | | | | | | |
| % Com Wal | % Sprinkled | | | | | | | | | | | | | | | | |
| MOBILE HOME | | | | Make: | | | Model: | | | Serial # | | Year: | | Color: | | | |
| SPEC FEATURES/YARD ITEMS | | | | | | | | | | | | | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 2010 | 0.00 T | 7.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X20 | A | AV | 2010 | 4.13 T | 7.2 | 101 | | | | 800 | 800 | |
| PARCEL ID 085.0-0002-0005.0 | | | | | | | | | | | | | | | | | |
| SKETCH | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | |
| SUB AREA | | | | | | | | SUB AREA DETAIL | | | | | | | | | |
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu | # Ten | | | | | | | |
| FFL | First Floor | 727 | 182.230 | 132,482 | SFL | 90 | | | | | | | | | | | |
| BMT | Basement | 575 | 54.670 | 31,435 | | | | | | | | | | | | | |
| SFL | Second Floor | 518 | 182.230 | 94,305 | | | | | | | | | | | | | |
| WDK | Deck | 120 | 14.330 | 1,720 | | | | | | | | | | | | | |
| OFF | Open Porch | 25 | 44.000 | 1,100 | | | | | | | | | | | | | |
| Net Sketched Area: 1,965 | | | | Total: | 261,042 | | | | | | | | | | | | |
| Size Ad | 1244.5 | Gross Area | 2022 | FinArea | 1245 | | | | | | | | | | | | |
| IMAGE | | | | | | | | | | | | | | | | | |
| AssessPro Patriot Properties, Inc | | | | | | | | | | | | | | | | | |



SKETCH

COMMENTS

TH FEATURES

EXTERIOR INFORMATION

| | | |
|---------------|------------------|----------|
| Type: | 15 - Old Style | |
| Sty Ht: | 2 - 2 Story | |
| (Liv) Units: | 1 | Total: 1 |
| Foundation: | 3 - BrickorStone | |
| Frame: | 1 - Wood | |
| Prime Wall: | 4 - Vinyl | |
| Sec Wall: | | % |
| Roof Struct: | 1 - Gable | |
| Roof Cover: | 1 - Asphalt Shgl | |
| Color: | PEACH | |
| View / Desir: | | |

GENERAL INFORMATION

Grade: C - Average
Year Blt: 1924 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact: .
S. M. J.

Const Mod:
Lump Sum Adj:

| INTERIOR INFORMATION | | |
|----------------------|--------------|---|
| Avg Ht/FL: | STD | |
| Prim Int Wal: | 2 - Plaster | |
| Sec Int Wall: | | % |
| Partition: | T - Typical | |
| Prim Floors: | 2 - Hardwood | |

| | | |
|--------------|-----|--------------|
| Prim Floors: | 3 | - Hardwood |
| Sec Floors: | | |
| Bsmnt Flr: | 12 | - Concrete |
| Subfloor: | | |
| Bsmnt Gar: | | |
| Electric: | 3 | - Typical |
| Insulation: | 2 | - Typical |
| Int vs Ext: | S | |
| Heat Fuel: | 2 | - Gas |
| Heat Type: | 3 | - Forced H/W |
| # Heat Sys: | 1 | |
| % Heated: | 100 | % AC |
| Solar HW: | NO | Central Vac |
| % Com Wal | | % Sprinkler |

MOBILE HOME

SPEC FEATURES/YARD ITEMS

| FEATURES/STAND ITEMS | | | | | | | | PARCEL ID | | | | | | | | | | |
|----------------------|-------------|---|-----|-----|----------|------|-----|-----------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
| 2 | Frame Shed | D | Y | 1 | 8X10 | A | AV | 2010 | 0.00 | T | 7.2 | 101 | | | | | | |
| 19 | Patio | D | Y | 1 | 10X20 | A | AV | 2010 | 4.13 | T | 7.2 | 101 | | | 800 | | | 800 |

SUB AREA DETAIL

SUB AREA

| SUB AREA | | | | | SUB AREA DETAIL | | | | | |
|--------------------|--------------|------------|-----------|--------------|-----------------|--------|---------|--------|------|-----|
| Code | Description | Area - SQ | Rate - AV | Undepr Value | Sub Area | % Usbl | Descrip | % Type | Qu # | Ten |
| FFL | First Floor | 727 | 182.230 | 132,482 | SFL | 90 | | | | |
| BMT | Basement | 575 | 54.670 | 31,435 | | | | | | |
| SFL | Second Floor | 518 | 182.230 | 94,305 | | | | | | |
| WDK | Deck | 120 | 14.330 | 1,720 | | | | | | |
| OFP | Open Porch | 25 | 44.000 | 1,100 | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| Net Sketched Area: | | 1,965 | Total: | | 261,042 | | | | | |
| Size Ad | 1244.5 | Gross Area | 2022 | FinArea | 1245 | | | | | |

IMAGE

AssessPro Patriot Properties, Inc.